

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF VIRGINIA
ALEXANDRIA DIVISION

In re:

GMS Sunset LLC
Debtor.

Case No. 25-11181-BFK

Chapter 7

**AMENDED ORDER AUTHORIZING EMPLOYMENT
OF REAL ESTATE AGENT AND LISTING BROKER**

The Court having considered the Application for Employment of Real Estate Agent and Listing Broker filed by Lauren Friend McKelvey, Trustee, and not individually but solely in her capacity as the Chapter 7 trustee (in such capacity, the “**Trustee**”) of the bankruptcy estate (the “**Estate**”) of GMS Sunset LLC (the “**Debtor**”), in the above- referenced Chapter 7 case to employ Stephen Karbelk and RealMarkets (supported by Stephanie Young and Robert Walters) (collectively, “**Agent**”) as Trustee’s real estate agent, and Agent’s affiliated listing broker, CENTURY 21 Commercial New Millennium (“**Listing Broker**”) to sell the real property located at 276 & 294 Sunset Park Drive, Herndon, Virginia 20170 (Sunset Business Park, Units 11 and 12) (the “**Property**”), and the Declaration of Stephen Karbelk in support thereof, and **IT APPEARING** that Agent and Listing Broker are disinterested persons and do not hold or represent an interest adverse to the Estate, and that the employment of Agent and Listing Broker by the Trustee is in the best interest of this Estate, it is hereby **ORDERED** that:

1. Lauren Friend McKelvey, chapter 7 trustee, is authorized, pursuant to 11 U.S.C.

Lauren Friend McKelvey (VSB No. 78813)
David N. Tabakin (VSB No. 82709)
Reitler Kalais & Rosenblatt, LLP
11921 Freedom Drive, Suite 550
Reston, Virginia 20190
Main: 212-209-3050 | Fax: 212-371-5500
Email: LMcKelvey@reitlerlaw.com
DTabakin@reitlerlaw.com

Counsel for the Chapter 7 Trustee

§ 327(a) to employ Stephen Karbelk and RealMarkets (supported by Stephanie Young and Robert Walters) as the Trustee's real estate agent, and agent's affiliated listing broker, CENTURY 21 Commercial New Millennium, as real estate agent and listing broker to market and sell the Property subject to the terms and conditions set forth in the Application.

2. Agent is authorized to put all utility accounts, including the electric, gas, and water accounts, into the name of Stephen Karbelk, Stephanie Young or RealMarkets, as Agent for the Trustee; that Agent shall not be responsible for paying any past due amounts that were incurred prior to the petition date of the bankruptcy filing; that Agent is also authorized to incur property maintenance and property preservation services and expense; and that, subject to further order and approval of this court, Agent shall be reimbursed for all utility expenses, title search expenses, property maintenance expenses and property preservation expenses, and property owners association resale package expenses, if applicable, upon the sale of the Property.

3. Compensation to Agent and Listing Broker shall only be paid upon further Order of this Court.

4. No agent or broker in any CENTURY 21 Commercial New Millennium office may represent a buyer for the purchase of the Property without express Court approval; provided, however, that an agent or broker operating from a franchised, independently owned and operated CENTURY 21 office may represent a buyer for the purchase of the Property; and that any provision in the Listing Broker's listing agreement allowing designated representation or dual representation by agents or brokers in a CENTURY 21 Commercial New Millennium office is not approved and not permitted except as set forth herein or as otherwise ordered by the Court.

Dated: Nov 17 2025

/s/ Brian F Kenney

Brian F. Kenney
United States Bankruptcy Judge

Entered On Docket: Nov 17 2025

I ask for this:

/s/ David N. Tabakin

Lauren Friend McKelvey (VSB No. 78813)
David N. Tabakin (VSB No. 82709)
Reitler Kalais & Rosenblatt, LLP
11921 Freedom Drive, Suite 550
Reston, Virginia 20190
Main: 212-209-3050 | Fax: 212-371-5500
Email: LMcKelvey@reitlerlaw.com
DTabakin@reitlerlaw.com

Counsel for Chapter 7 Trustee

SEEN:

/s/ Michael T. Freeman (Permission to affix signature received via email dated 11/14/25)

Michael T. Freeman
Office of the United States Trustee
1725 Duke Street, Suite 650
Alexandria, VA 22314
Tel: 703-557-7274
Fax: 703-557-7279
Email: michael.t.freeman@usdoj.gov

Local Rule 9022-1(C) Certification

The foregoing Order was endorsed and/or served upon all necessary parties pursuant to Local Bankruptcy Rule 9022-1(C).

/s/ David N. Tabakin
David N. Tabakin

Copies to: recipients of electronic notice

In re:
GMS Sunset LLC
Debtor

Case No. 25-11181-BFK
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0422-9
Date Rcvd: Nov 17, 2025

User: NataliaNe
Form ID: pdford9

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 19, 2025:

Recip ID	Recipient Name and Address
db	+ GMS Sunset LLC, 1141 Elden Street, Ste. 224, Herndon, VA 20170-5572

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 19, 2025

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 17, 2025 at the address(es) listed below:

Name	Email Address
Daniel M. Press	on behalf of Debtor GMS Sunset LLC dpress@chung-press.com pressdm@gmail.com;danpress@recap.email
David N. Tabakin	on behalf of Trustee Lauren Friend McKelvey dtabakin@reitlerlaw.com jyoung@reitlerlaw.com
Erik W. Fox	on behalf of Creditor Sunset Business Condominium Association efox@reesbroome.com rhurley@reesbroome.com;jwade@reesbroome.com
Jack Frankel	on behalf of U.S. Trustee Matthew W. Cheney jack.i.frankel@usdoj.gov USTPRegion04.ax.ecf@usdoj.gov;Robert.W.Ours@usdoj.gov
Lauren Friend McKelvey	vatrustee@reitlerlaw.com LFM@trustesolutions.net

District/off: 0422-9

User: NataliaNe

Page 2 of 2

Date Rcvd: Nov 17, 2025

Form ID: pdford9

Total Noticed: 1

Matthew W. Cheney

ustpregion04.ax.ecf@usdoj.gov

Richard Ashford DuBose, III

on behalf of Creditor Business Finance Group Inc. rdubo@gebsmith.com, dfont@gebsmith.com

Robert P. McIntosh

on behalf of Creditor United States of America Internal Revenue Service Robert.McIntosh@usdoj.gov,
USAVAE.RIC.ECF.CIVIL@usdoj.gov;Ramona.ONeil@usdoj.gov;CaseView.ECF@usdoj.gov

TOTAL: 8